

For Sale

By Online Auction starting November 25, 2002

Public Land Sale By Online Auction

Five Properties in the Greater Las Vegas Area

Starts November 25, 2002

Online Auction Site:

www.auctionrp.com

*Offered by the Bureau of Land Management (BLM),
Las Vegas Field Office*

*Online auction services provided by the
U.S. General Services Administration (GSA)*

Send enclosed bid forms and bid deposits to:

**U.S. General Services Administration
Property Disposal Division (9PR)
Attn: November 2002 Online Auction
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102**

— Auction Details —

This sale consists of 5 parcels — all located in Clark County Nevada — that were not sold at the November 15, 2002 oral auction. The parcels, as described in the enclosed maps and encumbrance information, are smaller parcels generally suitable for residential and/or commercial purposes.

How to participate:

- Review enclosed parcel information and online auction instructions enclosed the general sale terms in the sales brochure.
- Submit bid form with \$1,000 bid deposit (certified check, postal money order or credit card) for each parcel to GSA either by mail, fax or online. Enter Property Code (listing on back) to complete bid form.
- Go to www.auctionrp.com or call toll-free 888-GSA-LAND (use Property Code) to check for increased bids and closing date (to be announced).
- Use your ID number and password to increase your bid on the property.

Important Information:

Bidding will begin at the appraised fair market value. No parcel will be sold for less than its fair market value (see parcel maps for FMV).

After the auction closes, the highest qualified bids will be declared and the highest bidder will be required to submit an additional amount, that when taken together with the initial bid deposit, will equal at least ten percent (10%) of the amount bid within ten days of the date on the "ten percent" letter.

High bidders will have 180 days of the date of the "ten percent" letter to pay the remaining amount. Failure to pay the full price within 180 days shall disqualify your bid and you will forfeit your bid deposit to the BLM.

Please refer to the 2002 sales brochure for General Terms and Conditions.

Please contact us if you need a copy of the sales brochure.

FOR MORE INFORMATION

Phone Call 888-GSA-LAND (472-5263)
Fabian Huey, x3408
David Haase, x3426
Gina Arias-Arrieta, x3431

Web <http://propertydisposal.gsa.gov/property>
Click on Las Vegas icon.
Online Auction site: <http://auctionrp.com/>

Property Codes for Online Auction

The following lists the five parcels that are available in the online auction and lists the parcels sold at the November 15, 2002, Oral Auction. Please use the specified Property Code to bid online at www.auctionrp.com.

Parcel No	Property Code	APN	Acres	Fair Market Value
N-66702-00-99	165	176-12-601-017	7.5	\$1,470,000
N-75784-02-42	166	Pt 176-13-201-026	2.5	\$545,000
N-75795-02-53	167	Pt 176-24-601-001	2.5	\$136,000
N-75796-02-54	168	Pt 176-24-601-001	2.5	\$136,000
N-65926-00-47	169	177-14-802-005	1.25	\$75,000

ENCUMBRANCES FOR November 2002 ONLINE AUCTION PROPERTIES

N-66702-00-99

No encumbrances identified.

The North 30 feet, the East 30 feet, and the South 40 feet of the E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 12, T. 22 S., R. 60 E., and the West 30 feet and the South 40 feet of SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 12, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands.

N-75784-02-42

N-75019 Clark County roadways, public utilities and drainage.

The West 30 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, of Sec. 13, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities, and flood control purposes to insure continued ingress and egress to adjacent lands.

N-75795-02-53

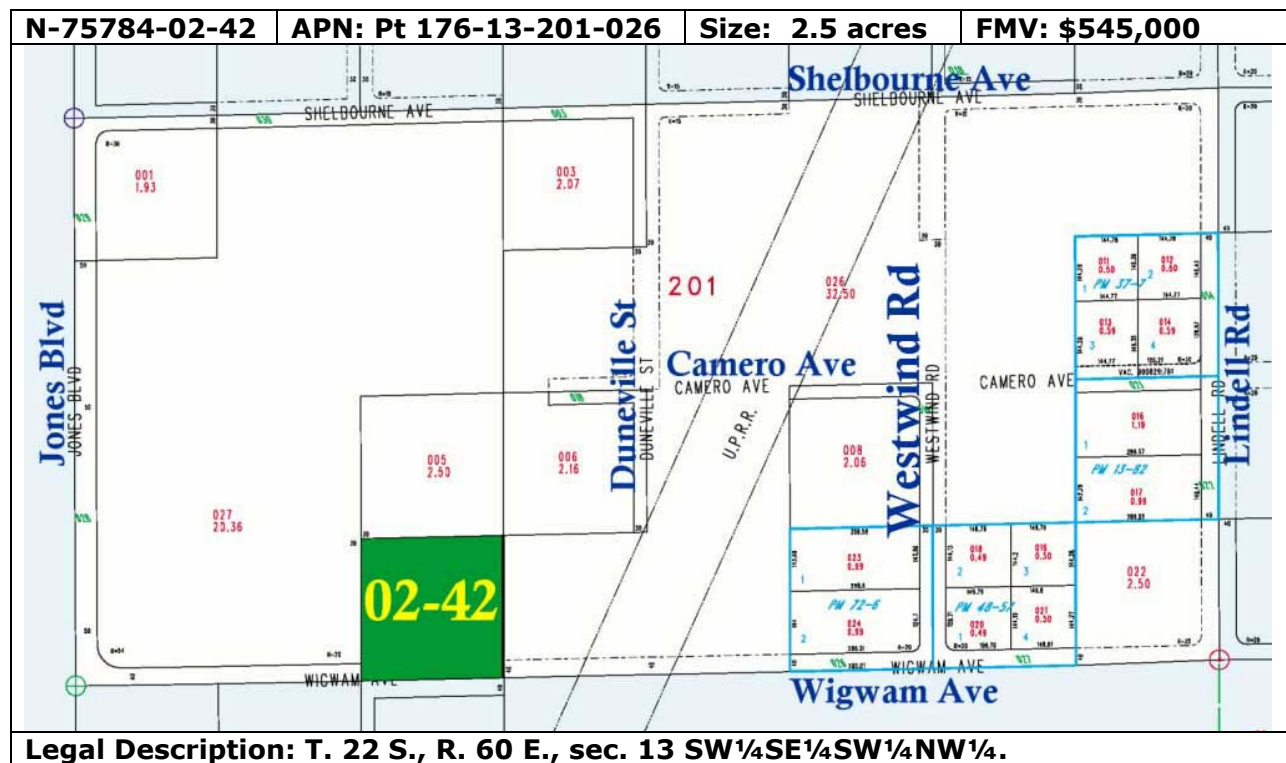
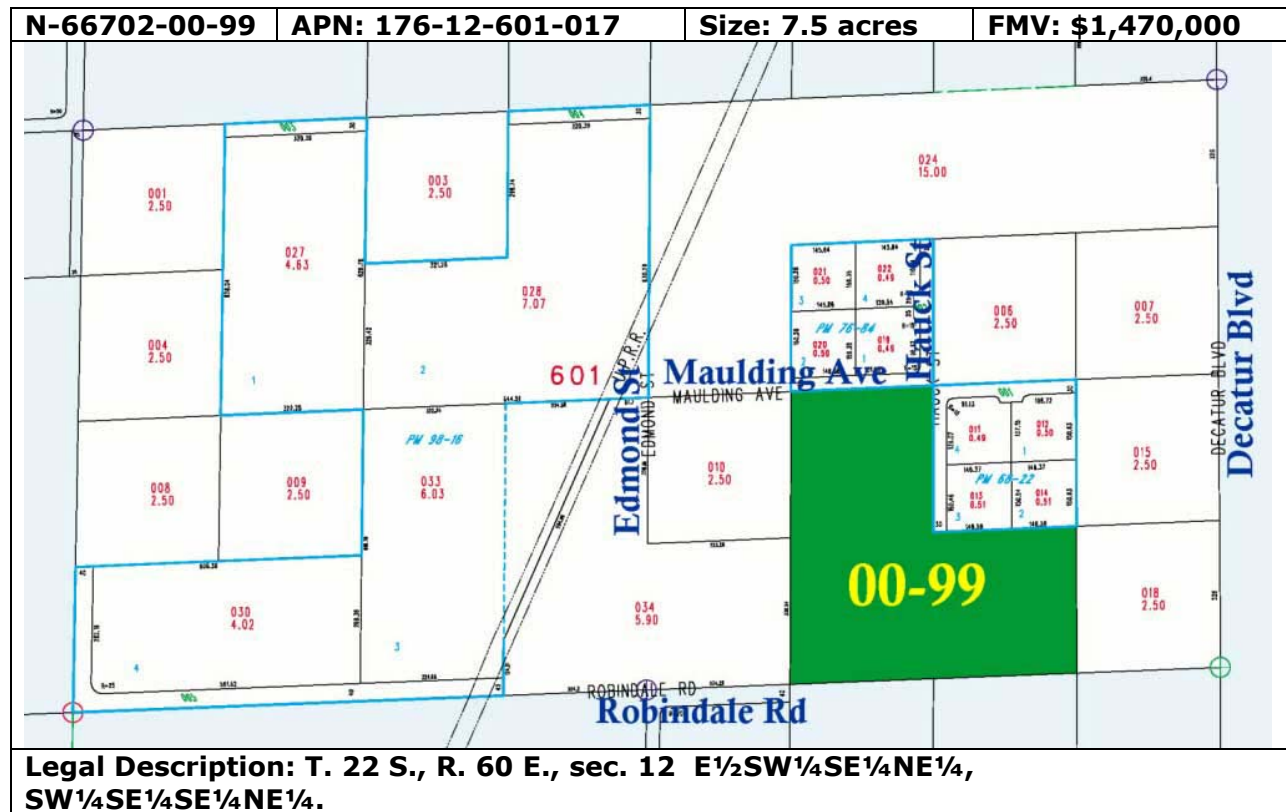
N-75197 Clark County road (PM-10 Paving Program).

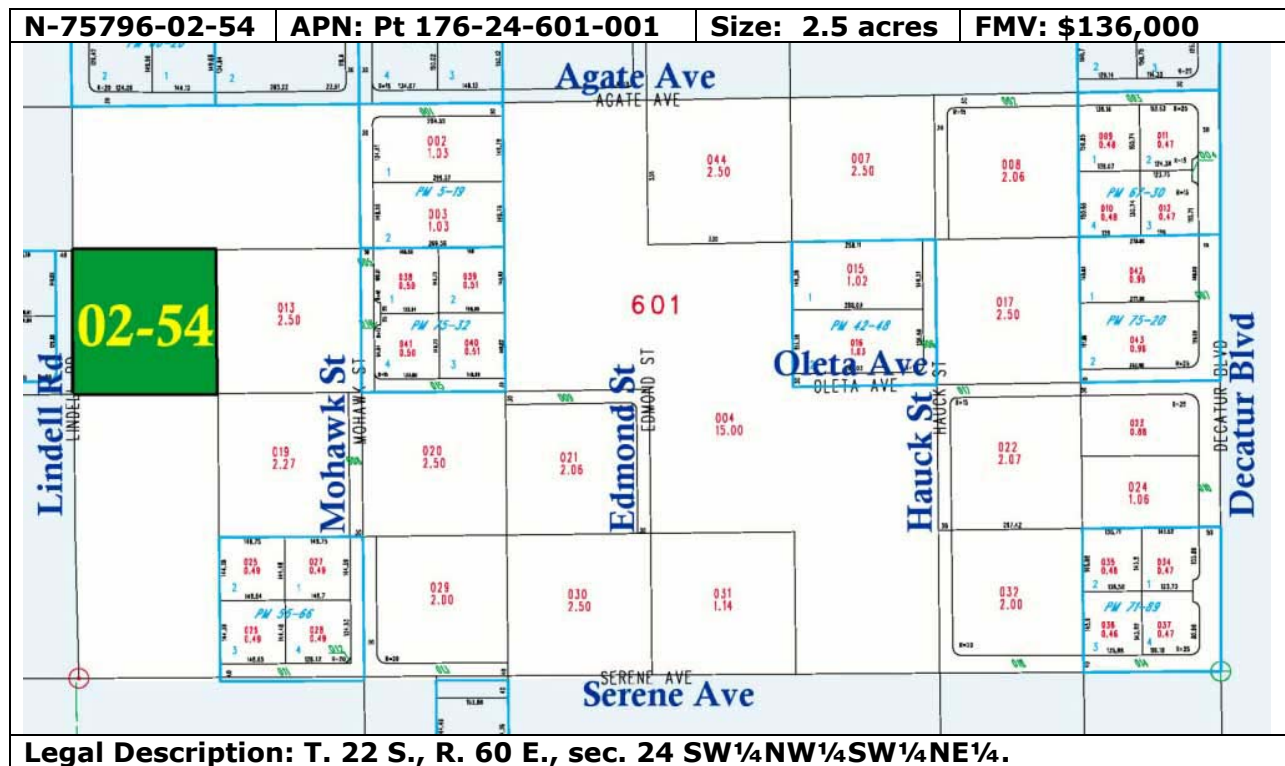
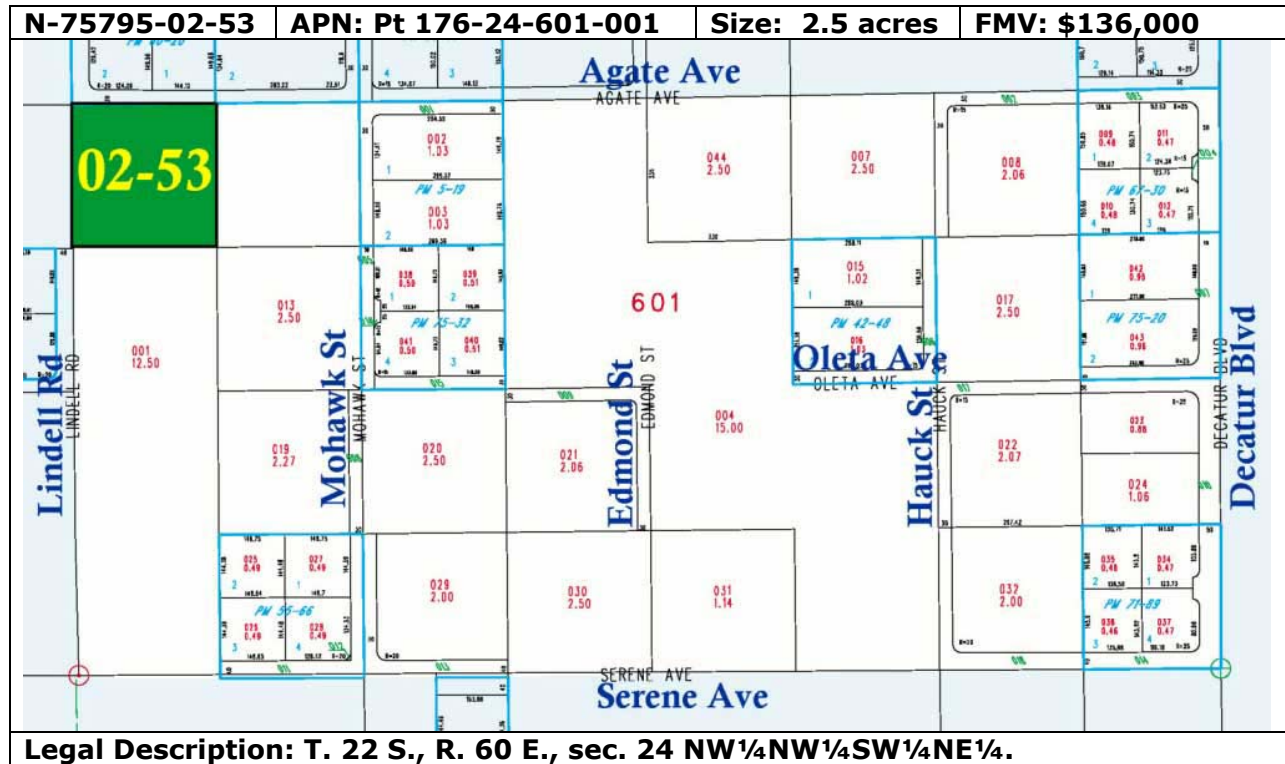
N-75796-02-54

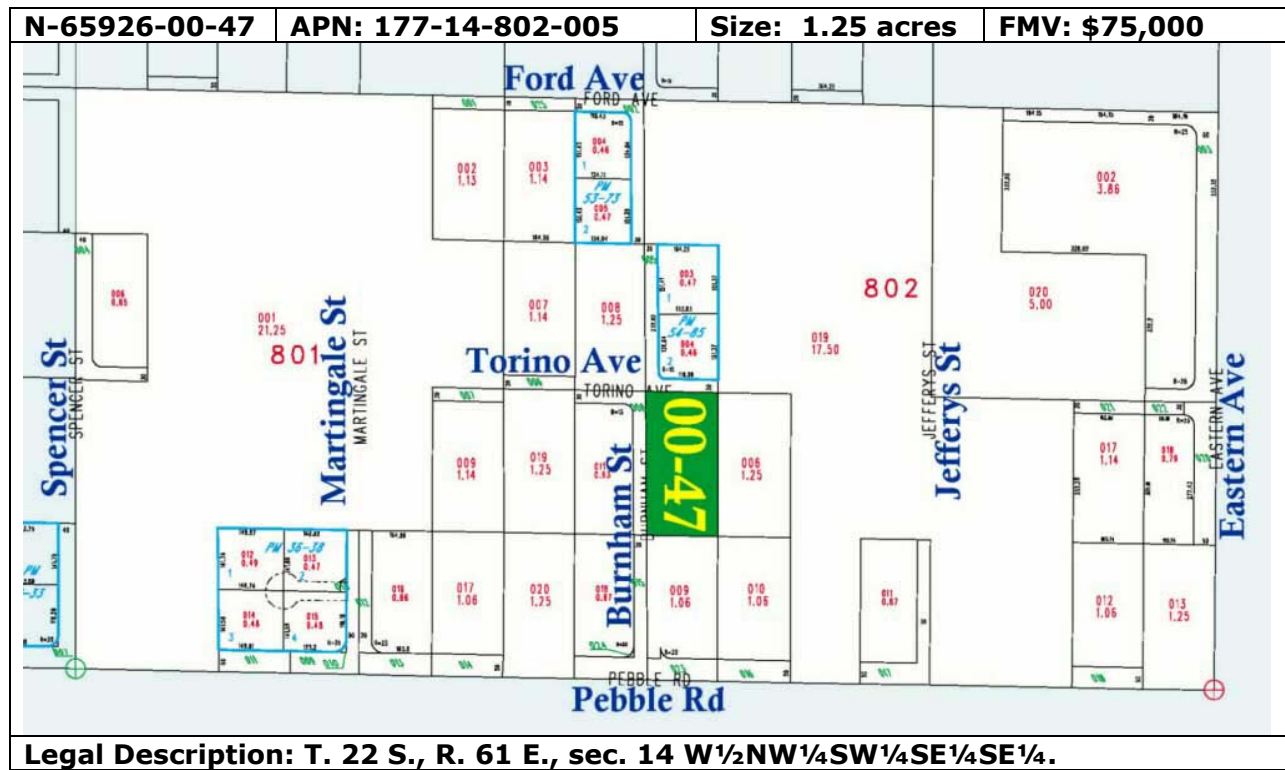
N-75197 Clark County road (PM-10 Paving Program).

N-65926-00-47

N-50183 Clark County roads.







Online Auction Instructions

1. Online Auction Overview

Specific sale information inserted in this brochure may include an online auction component. The following instructions are to provide general information regarding this type of sale. An online auction is similar to an oral auction except bids are received through the Internet and by submission of written bids. The auction will be conducted over a period of several weeks. The date for receipt of final bids will be announced on the Internet and on a telephone hotline message with three days prior notice.

2. Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

3. Opening Bid

The auction will begin with a specific bid price, as stated in the enclosed information or on the auction web site, but for not less than the appraised fair market value. The Government seeks to obtain fair market value for the property and reserves the right to reject any and all bids.

4. Registration Deposit

a. A registration deposit in the amount specified in the enclosed information, for each property, must accompany your initial bid. The following methods of payment are acceptable to the Government: cashier's check, certified check, postal money order, and credit card payment (Visa or MasterCard). Personal or company checks are **not** acceptable and will be returned to the sender. To register to bid and if you are prepared to make an initial bid, please complete the enclosed Bid Form and send the form and registration deposit to:

**General Services Administration
Property Disposal Division (9PR)
450 Golden Gate Ave., 4th Floor E.
San Francisco, CA 94102-3434
Attention: Las Vegas Auction.**

b. Please make your check or money order payable to: **"DOI Bureau of Land Management or (insert your name)"**. This will make it easier to negotiate the instrument if and when your registration deposit is returned to you. Deposits by credit card (either Visa or MasterCard) may be made over the Internet by following the instructions on the web site: [Http://www.auctionrp.com](http://www.auctionrp.com) or by using the enclosed Registration Deposit by Credit Card form. **Only upon GSA's receipt of your registration deposit will you be allowed to bid online or by submission of a written or faxed bid.**

c. Within ten (10) calendar days of acceptance of an offer by the Government, the successful bidder agrees to deposit an additional amount, if any, which when added to the registration deposit, will equal at least ten percent (10%) of the amount bid. At the time of closing, all cash money paid by the purchaser will be credited, without interest, toward the total purchase price.

d. Failure to so provide such bid deposit shall require rejection of your bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. Generally, the full balance of the purchase price is payable within 180 calendar days after award.

e. Appropriate registration deposits accompanying bids that are rejected will be returned to bidders without interest.

5. Bid Form

a. Bids must be submitted on the official Bid Form titled "Sale Bid and Certificate of Eligibility". All information and certification

requested thereon must be provided. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Additional bid forms are available upon request or you may photocopy the enclosed forms.

b. Bids should be filled out legibly with all erasures, strikeouts and corrections initialed by the person signing the bid. **The Bid Form must be signed and dated.**

c. Bidders should return only the Bid Form. Bidders should retain all other documents, including a copy of the Bid Form, for personal records.

6. Bidding in General

a. Initial bids will be accepted on the date specified in the enclosed inserts. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

b. Initial bids with proper deposit may be delivered to our office either in person, by fax, by U.S. Mail, by private delivery services, or via the Internet at <http://www.auctionrp.com>.

c. Bidders who registered online may increase their bids by following instructions at www.auctionrp.com. They may also submit increased bids in person, by fax, U.S. mail or private delivery services. By submitting your bid through www.auctionrp.com, you agree that your Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your Id number and password on the Internet.

d. Initial bids must be submitted without contingencies.

e. Award will be made that is in the best interest of the Government.

f. The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

7. User Identification Number

A User Identification ("ID") number and Password are used to register online and to place bids online. If you register online, you will be required to assign your own User ID (limited to eight (8) characters) and password. **Since the User ID is used to publicly identify bids, and for your privacy, we strongly encourage you to create your User ID in a manner that protects you or your company's identity.** If you do not register online, a User ID and password will be assigned to you. The ID must be on the bid form when submitting bid increases, by mail or fax. The User ID number will be used to identify the bidders on the recorded hotline and on our auction web page, www.auctionrp.com.

8. Daily Bidding Results

Bidders may call GSA's 24-hour bid hotline at **1-888-GSA-LAND** to hear the current high bid. The property codes will be identified in the enclosed inserts. Bidders may visit propertydisposal.gsa.gov or our online auction web site at auctionrp.com to obtain current bidding information. The bid hotline and the auction web site will be updated each Monday morning (excluding Federal Holidays) with the highest bid received over the weekend, and whenever new high bids are received during normal business hours. Bidders will be notified via the hotline recording and the web page when bidding will be closed. If your bid is not accurately shown on the web page, then you should call GSA at (888) GSA-LAND, ext. 3431 or 3408. Bidders are urged to pay close attention to the recording and web page, which will contain new, revised and useful information regarding the high bid and the closing date of the auction.

9. Increasing Your Bid

If you learn from the recorded message or from the web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome and the bid deposit from your first

bid will apply to subsequent increased bids. Increased bids must be submitted on the official GSA bid forms unless you are bidding online. Official bid forms may be photocopied. Increased bids must be at **least One Thousand Dollars (\$1,000)** more than the previous high bid in order to be considered. The amount of bid increments will be specified in the enclosed insert. The Government reserves the right to increase the bid increment at any time prior to the close of the sale. To increase a previously submitted bid, bidders may use one of the following methods: US mail, fax, private express delivery services or at www.auctionrp.com.

10. Faxing your Bid

a. Initial bids by fax may be made with a credit card (either Visa or MasterCard) by using the deposit form in the bid package. Increases in your bid must be submitted on GSA forms and sent to us by fax. Bids that are not submitted on GSA forms may be rejected. By faxing your bid, you are agreeing that your faxed bid is a binding offer. Faxed bids must be completely filled out and signed. The fax number for increased bids or initial bids is **(415) 436-7402**.

b. A bid submitted by fax must arrive at the place and by the date and time that the Government has specified as the deadline for receipt of bids. If a bidder chooses to transmit a bid by fax, the Government will not be responsible for any failure attributable to the transmission or receipt of the faxed bid, including, but not limited to, the following:

1. Receipt of a garbled or incomplete bid.
2. Availability or condition of the receiving facsimile equipment.
3. Incompatibility between the sending and receiving equipment.
4. Delay in transmission or receipt of bid.
5. Failure of the bidder to properly identify the bid.
6. Illegibility of bid.
7. Security of bid data.

c. If your fax bid is not reflected on the GSA Property Disposal Hotline recording or on the web page, and it is higher than the announced bid, you must call GSA at (415) 522-3431 or 3408 for verification that your fax bid was received.

11. Auction Closing

A date will be set for the receipt of final bids. That date will be announced on the web page and on the bid hotline recording. On that date, if no increased bid is received by 3:00 P.M., Pacific Time, then bidding will close at 3:00 P.M. and consideration will be given to selling the property to the high bidder.

12. Bidding Online

The Special Terms of Sale above apply to bidding over the Internet with the following exceptions and conditions:

a. Registration deposits by cashier's check may be made following the instructions above. Deposits by credit card (either Visa or MasterCard) may be made over the Internet following instructions on the web site: www.auctionrp.com. Upon submission of the required information, the credit card account will be debited. The bidder will be notified of when his or her user ID number can be used in order to bid online.

b. In order to complete your registration over the Internet, you must submit an official bid form that is signed and dated. Initial bid forms submitted by fax will be accepted. However, bid forms with an original signature must be submitted within five (5) business days from the date of the initial bid.

c. Bidders who registered online may increase their bids by following the instructions at auctionrp.com/sanfrancisco. They may also submit bids by fax or mail. If your bid is not accurately shown on the web page, then you should call GSA at (888) GSA-LAND ext. 3431 or 3408. By submitting your bid through auctionrp.com, you are agreeing that your Internet bid is a binding

offer. You will be legally obligated for any and all bids submitted using your ID number and password on the Internet.

13. Bid Executed on Behalf of Bidder

a. A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his Power of Attorney or other evidence of his authority to act on behalf of the bidder.

b. If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

c. If the bidder is a partnership, and all partners sign the bid, with a notation that they are all partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

14. Waiver of Informalities and Irregularities

The Government may, at its election, waive any minor informality or irregularity in bids received.

15. BACKUP BIDDER

The second-highest bidder will be the backup bidder. If the high bidder is unable to consummate the transaction, the second highest bidder may then be considered for award. The backup bidder's deposit will be retained, without interest, until the first high bidder has increased their bid deposit to the required 10% of the purchase price.

Subsequently the bid deposit of the second-high bidder will be returned by mail immediately thereafter. In the event that the Government is unable to make an award to the highest or second-highest bidder, the Government reserves the right to negotiate with the remaining bidders and make an award that is in the best interest of the Government.

16. Acceptable Bid

A bid received from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered, is an acceptable bid.

17. Notice of Acceptance or Rejection

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

18. Additional Information

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this IFB.

19. Sale and Conveyance

The sale and conveyance of the property shall be made subject to the following:

a. All covenants, easements, reservations, restrictions and encumbrances, whether of record or not.

b. Any statement of facts which a physical inspection and accurate survey of the property may disclose.

Bid Form

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

Sale Bid & Certificate of Eligibility for November 2002 Online Auction

Read all instructions before completing this form.

Serial/Parcel Number _____ Property Code _____

Amount of Bid \$ _____

TOTAL AMOUNT ENCLOSED: \$ 1,000 (required registration deposit)

NOTE: Individuals taking title together should check "Individual" box and each sign below.

INDIVIDUAL () I certify that I am a citizen of the United States, 18 years of age or older, and am not an employee of the U.S. Department of the Interior.

PARTNERSHIP () I certify that I am qualified as specified above for an individual. (If the recorded articles of incorporation for the partnership or association authorize certain persons to sign for the partnership or association, only those persons' signatures are acceptable. If there are no articles of incorporation or the articles are not of record, each member of the partnership or association must sign this certificate.)

CORPORATION () I certify that I am an officer of the corporation named, which is organized under the laws of the United States or any state thereof, and that I am authorized by the corporation to purchase this land.

PRINT your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

Name of Individual or Corporation Name

Name of Individual or Corporation Name

Signature

Signature

Street Address

Street Address

City, State, Zip

City, State, Zip

Address in which to mail patent: _____

Name and phone number of point of contact: _____

NOTE: A mineral conveyance application fee of \$50.00 is required by BLM at time of closing.

BID FORM NOTICES

SALE BID & CERTIFICATE OF ELIGIBILITY

This form must be thoroughly and legibly completed for each parcel you purchase. PLEASE complete the form and return to GSA, Property Disposal Division (9PR), Attn: Online Auction, 450 Golden Gate Ave., 4th Floor East, San Francisco, CA 94102.

WHO MAY PURCHASE PUBLIC LAND?

- (a) A citizen of the United States 18 years of age or older;
- (b) A corporation subject to the laws of any State or of the United States;
- (c) A State, State instrumentality or political subdivision authorized to hold property; and
- (d) An entity legally capable of conveying and holding lands or interests therein under the laws of the State within which lands to be conveyed are located. Where applicable, the entity shall also meet the requirements of paragraphs (a) and (b) of this section.

INFORMATION REGARDING COMPETITIVE SALES

Bids may be made by a principal or a duly qualified agent.

The acceptance or rejection of any offer to purchase shall be in writing no later than 30 days after receipt of such offer unless the offerer waives his right to a decision within such 30-day period.

Until the acceptance of the offer and payment of the purchase price, the bidder has no contractual or other right against the United States, and no action taken shall create any contractual right or other obligations of the United States.

NAME CHANGES

Requests to change the name of the patentee from the name in which the bid was made must take place **prior** to the issuance by BLM of the HIGH BIDDER notification. Requests for changes received after this notification will be rejected.

If you are bidding as an agent for someone and will want the patent issued in their name, please notify BLM as soon as possible. You will be given a new Bid Form to be completed by the intended patentee. If that form is not received by BLM within 30 days after the "High Bidder Declared" decision letter, upon receipt of final payment, BLM will issue the patent to the name on the initial Bid Form submitted.

REGISTRATION DEPOSIT BY CREDIT CARD
FOR ONLINE AUCTION

Las Vegas November 2002
Five Parcels in the Greater Las Vegas Area

Property Code _____

**To: General Services Administration
Real Property Disposal Division (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434**

Fax Number: (415) 436-7402

This form may be submitted by Fax. Deposit Amount: \$ 1,000.00 per property

By completing this form and signing in the space provided below, applicant agrees to abide by the terms and conditions set forth in the Las Vegas 2002 Brochure and any Addendum. The applicant must be the authorized cardholder. The applicant agrees that his or her credit card account will be debited the full amount of the registration deposit, as specified in the Online Auction Instructions Page 7, paragraph 4, Bid Deposit Terms. In the event that applicant becomes the successful bidder, the registration deposit will be applied towards the purchase price for the property. In the event the applicant is not the successful bidder, the registration deposit will be credited to the credit account listed below.

Applicant's Last Name: _____
(Please print)

First Name: _____ **M.I.:** _____

Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Visa _____ **MasterCard** _____ **Driver's License No.** _____

Card Number: _____ **Expiration:** _____

Name As It Appears On Card: _____

E-mail Address: _____

Telephone Number: _____ **Fax Number:** _____

Signature: _____ **Date:** _____